067.0	0002	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,396,700	/	1,396,700
USE VALUE:	1,396,700	/	1,396,700
ASSESSED:	1,396,700	/	1,396,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COLLINS PAUL A & STEPHANIE S
Owner 2:	
Owner 3:	
Street 1:	66 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GORDON DAVID B & KIERA E -
Owner 2:	-
Street 1:	66 RICHFIELD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,362 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1933, having primarily Brick Veneer Exterior and 4346 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 2 HalfBaths, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9362.000	901,000	5,100	490,600	1,396,700
Total Card	0.215	901,000	5,100	490,600	1,396,700
Total Parcel	0.215	901,000	5,100	490,600	1,396,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 321.35 | /Parcel: 321.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 42821
GIS Ref:
GIS Ref:
Insp Date: 12/14/18

!5723!

PREVIOUS ASSESSMENT

Parcel ID: 067.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	900,700	5100	9,362.	490,600	1,396,400	1,396,400	Year End Roll	12/18/2019
2019	101	FV	688,000	5100	9,362.	455,600	1,148,700	1,148,700	Year End Roll	1/3/2019
2018	101	FV	688,000	5100	9,362.	455,600	1,148,700	1,148,700	Year End Roll	12/20/2017
2017	101	FV	688,000	5100	9,362.	399,500	1,092,600	1,092,600	Year End Roll	1/3/2017
2016	101	FV	619,900	5100	9,362.	364,400	989,400	989,400	Year End	1/4/2016
2015	101	FV	554,900	5100	9,362.	322,400	882,400	882,400	Year End Roll	12/11/2014
2014	101	FV	554,900	5100	9,362.	304,900	864,900	864,900	Year End Roll	12/16/2013
2013	101	FV	554,900	5100	9,362.	290,200	850,200	850,200		12/13/2012

PRINT

Date	Time
12/10/20	20:34:09

LAST REV

Date	Time
10/10/19	14:12:15

apro

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 5723

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GORDON DAVID B	67662-225		7/21/2016		1,290,000	No	No		
GORDON DAVID B,	59092-232		5/15/2012	Convenience	1	No	No		
GORDON DAVID B	36855-56		10/29/2002	Family	1	No	No		
ZARTARIAN ROSE	34948-467		3/1/2002		751,900	No	No		
	PR420-820		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	42821
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/19/2016	2183	Redo Bat	30,000	O				reno bath in bsmnt
11/26/2012	1543	Manual	20,950	C				
10/8/2009	970	Wood Dec	40,000					REPL EXISTG DECK &
8/3/2009	658	Add Att	50,000					FINISH ATTIC & ADD
4/16/2003	271	Manual	8,000					NEW FRONT STEPS

ACTIVITY INFORMATION

Date	Result	By	Name
12/14/2018	Inspected	PH	Patrick H
11/15/2018	MEAS&NOTICE	BS	Barbara S
2/18/2010	Info Fm Prmt	BR	B Rossignol
1/9/2009	Meas/Inspect	336	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	163	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9362		Sq. Ft.	Site		0	70.	0.75	12									490,601						490,600	

Total AC/HA: 0.21492 | Total SF/SM: 9362 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 490,601 | Spl Credit | Total: 490,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	2	Rating:	Good
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.95856941
Const Adj.:	1.02979398
Adj $ / SQ:	123.391
Other Features:	170523
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1010078
Depreciation:	109088
Depreciated Total:	900989

COMMENTS

OF=SINK IN BMT & 4 FIXTURES IN FULL BTH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	6	M
Totals			
1	12	6	

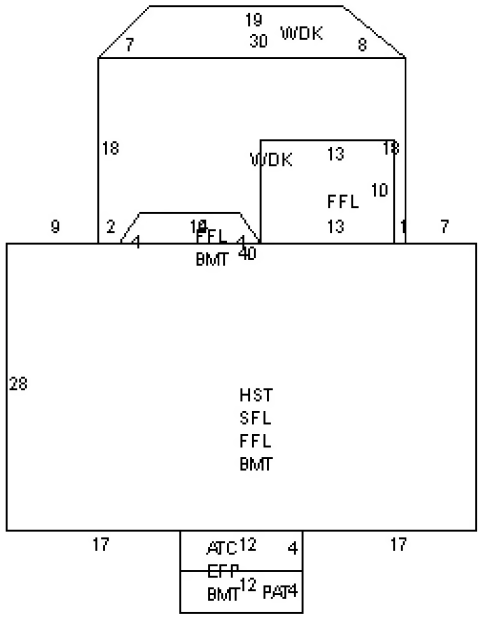
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	180.15
Special Features:	0	Val/Su Net:	167.85
Final Total:	901000	Val/Su SzAd	264.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,454	123.390	179,411
BMT	Basement	1,372	68.110	93,450
SFL	Second Floor	1,288	123.390	158,928
HST	Half Story	644	123.390	79,464
WDK	Deck	497	8.250	4,101
EFP	Enclos Porch	48	74.760	3,589
PAT	Patio	48	6.180	297
ATC	Attic	17	123.390	2,073
	Net Sketched Area:	5,368	Total:	521,313
Size Ad	3402.8	Gross Are	6043	FinArea 4346

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	70	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1933	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc